

Thank you for everything you are doing to protect your health and that of our community. We hope the information in this letter is helpful as you manage your properties at this very difficult.

COVID-19 HELP INFORMATION

In This Letter

- ⇒ COVID-19 Resources
- ⇒ If Rent or Mortgage Payment is Late
- ⇒ Property Maintenance
- ⇒ Tenant Move Out

- ⇒ Federal Government Announcements: <https://www.usa.gov/coronavirus>
- ⇒ SBA Disaster Loans for Renters: <https://www.sba.gov/>
- ⇒ Department of Housing: <https://www.hud.gov/coronavirus>
- ⇒ CDC: <https://www.cdc.gov/coronavirus/2019-ncov/index.html>
- ⇒ MoCo : <https://montgomerycountymd.gov/HHS/RightNav/Coronavirus.html>
- ⇒ DHCA For Landlords: https://www.montgomerycountymd.gov/DHCA/dhca_cares.html#Information%20for%20landlords
- ⇒ DHCA For Tenants: https://www.montgomerycountymd.gov/DHCA/dhca_cares.html#Information%20for%20renters

Your Rent or Mortgage May Be Delayed Due To COVID-19 Displacements

- ⇒ Evictions, interest penalty & foreclosures are on hold for the next 60 days (<https://www.hud.gov/coronavirus>)
- ⇒ Your mortgage company might have programs to help in the event you are unable to pay your mortgage for reasons related to COVID-19
- ⇒ Contact your mortgage company to discuss your options before the mortgage due date, if you think you may need help

Property Maintenance During the COVID-19 PANDEMIC

- ⇒ Landlords are still responsible for property maintenance during COVID-19 Lock-down
- ⇒ Discuss with tenant about postponing non-emergency repairs and repairs that do not affect basic housing needs
- ⇒ Tenants are likely to agree to hold off on repairs to maintain social distancing
- ⇒ Document all conversations

Tenant Move-Out During Lockdown

- ⇒ Moves will be challenging during lockdown
- ⇒ Be flexible to negotiate with tenants who need to cancel/reschedule move out/in dates
- ⇒ Adhere to Security Deposit guidelines at all times (even during this lockdown)

The Law Says: Conduct your walk-through and make sure to send a list of itemized deductions and any refund of deposit due to tenant's last known address. Letter must be sent by 1st class mail and postmarked no later than 45 days after the move-out date for normal lease terminations. If the move-out is related to an abnormal termination, the 45 days start after the tenant sends a written request for refund to the landlord.



COLTA Tips
For
MoCo Landlords